

Officer Report

Case Reference: NOT/2026/0702
Location: Unit 3, Bentley Avenue , Stakehill Industrial Estate,
Manchester, M24 2GP
Proposal: Application for prior approval for the demolition of the
remaining building
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The application site relates to an industrial unit within Stakehill Industrial estate, Unit 3 Bentley Avenue. The building fronts Bentley Avenue, two buildings have been demolished previously on this site.

Proposal

The application gives prior notification, pursuant to the provisions of Schedule 2, Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), of the proposed demolition of one industrial unit. Relevant matters are the method of demolition and the proposed restoration of the site.

Relevant Planning Policy

National Guidance

National Planning Practice Guidance (NPPG)

Legislation

Part 11 of The Town and Country (General Permitted Development) (England) Order 2015 (as amended)

Relevant Site History

25/00939/DEM - Application for prior approval for the partial demolition of buildings. Approved

Consultation Responses

GMEU have raised no objections.

Representations

No direct notifications have been issued by the LPA. A site notice has been displayed at the site by the applicant, as is a requirement under Part 11 of the GPDO. No representations have been received.

Analysis

Schedule 2, Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) permits any building operation consisting of the demolition of a building, subject to the exclusions set out in paragraph B.1. In relation to this paragraph it is noted that the proposal does not fall within criteria (a) to (e).

The building is in relatively good conditions where the demolition cannot be considered to be urgently necessary in the interests of safety or health within the meaning of the GPDO and therefore the proposal does not fall within paragraph (a) and does not represent 'excluded demolition'. Therefore the developer has correctly applied to the Council for determination as to whether prior approval is required in respect of the method of demolition and the proposed restoration of the site.

Therefore, in view of the above, the application constitutes permitted development under Schedule 2, Part 11 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The LPA also note that the development does not fall under the requirements of EIA development as set out under Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Prior Approval of Details

As detailed under Class B.2 (b), the developer must apply for determination as to whether prior approval is required as to the method of demolition and any proposed restoration of the site.

The application includes a detailed method statement for demolition which includes details of the following:

- Site Management
- Site Working Hours
- Site Boundary
- Methodology
- Demolition Material Arising
- Post Demolition Works

The method statement confirms that the scope of the works is for full demolition of existing two buildings and the removal of all waste off site.

In regard to known hazards no asbestos survey has been provided to support the application. Within the submitted Demolition Method Statement they have stated if asbestos is found during

demolition all material shall be removed from the building in accordance with current legislation.

Further to the above, the demolition and restoration of the site is acceptable, and the recommendation is that prior approval be granted.

The submitted Bat Survey Addendum confirms the presence of common pipistrelle bats. The report concludes an EPS mitigation license will be required from Natural England before demolition or any other works affecting the confirmed roost features. Despite the quantity of bats witnessed within the dusk survey, given their common nature, GMEU have been consulted and raised no objections, subject to an appropriate license being issued by Natural England prior to demolition.

Further to the above, the demolition and restoration of the site is acceptable, and the recommendation is that prior approval be granted.

Recommendation: Approve with Conditions

Condition(s) (2)

- 1 No development shall take place until such time as either:
 - a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or
 - b) a statement in writing form the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a license

Has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of conserving bats within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 2 The demolition hereby approved shall be carried out in full accordance with the Demolition Method Statement dated July 2026 prepared by Sammons Architectural.

Reason: In the interests of amenity and highway safety in accordance with policies P3, G9, DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

For the avoidance of doubt the decision relates to the following plans and documents

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- Demolition Proposal Location Plan 2025-3012-37

- Demolition Method Statement 2025-3012
- Bat Survey Addendum May-June 2026 PEG681-O2B-1
- Preliminary Roost Assessment and Bat Survey Report dated 10/09/2025